



Single Unit Three Storey Townhouses



Back to Back Townhouses - Internal Courtyard/Pathway View



Double Unit Three Storey Stacked Townhouses



DEMONSTRATION PLAN AND BUILDING TYPOLOGIES

Purpose:

The purpose of Site 4 Direct Control District is intended to:

- allow for Assisted Living and Residential Care as a permitted use;
- allow for multi unit dwellings, such as apartments, to have shared entrances for upper units;
- create a unique area that will accommodate a mixture and diversity of housing units within a block including semi-detached dwellings, townhouse dwellings, and apartment dwellings; and allows for the provision of assisted living units and residential care units for seniors within this zone.



Three/Four Storey Apartments (Condo) - Shared entrance to upper units



Single Unit Townhouses



Duplexes



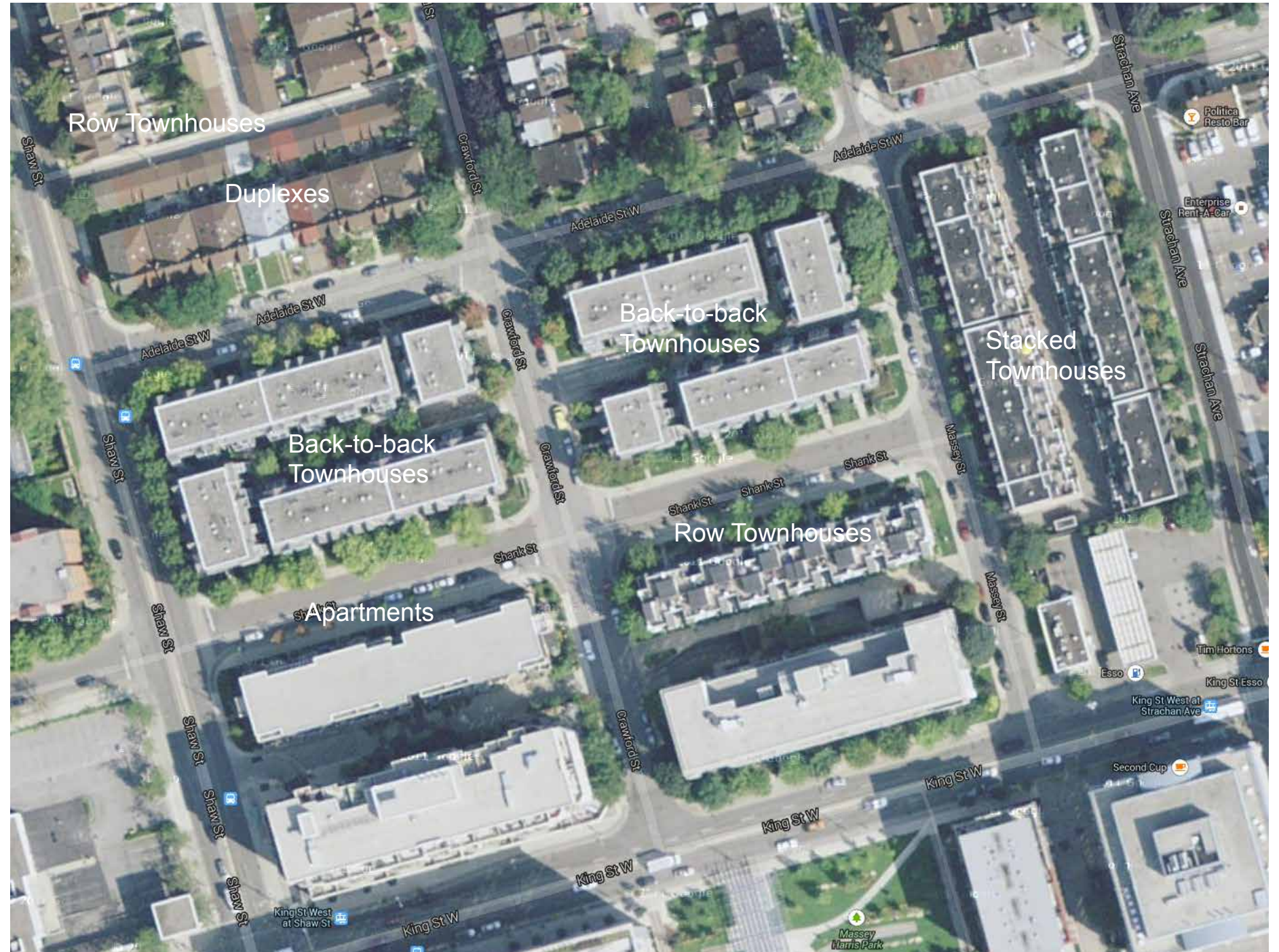
Duplexes and Townhouses side by side



Duplexes (east side) and Townhouses (west side) along the street



Apartments and Stacked Townhouses side by side



Precedent example of a mixed block housing typology:

The precedent block illustrates the following housing mixture:

- duplexes with garages on a lane
- row townhouses with garages on a lane
- back-to-back townhouses with internal and street facing entrances
- apartments
- stacked townhouses
- row townhouses with below grade parking



Apartments: At-grade entrances and common entrance for upper units



Three Storey Stacked Townhouses: Double units with entrances at grade - one flush with sidewalk and one stepped up



Apartments: At-grade entrances and common entrance for upper units



Three Storey Stacked Townhouses: Double units with common stairway but individual door entrances for upper and lower units